



REAL ESTATE MAPPING/GIS WORKSHOP



REAL PROPERTY INVENTORY REQUIREMENTS

Fort Belvoir, Virginia
24-25 May 2005



REAL ESTATE MAPPING/GIS WORKSHOP



❑ Objectives

- Address HQ's Current Issues – Inventory & Standardization
- Overview of DoD Real Property Inventory Requirements
- Present Real Estate's New Structure



REAL ESTATE MAPPING/GIS WORKSHOP



HQ'S CURRENT ISSUES: INVENTORY & STANDARDIZATION



HQ's CURRENT ISSUES INVENTORY & STANDARDIZATION

☐ CFO Act

- Wall to Wall Inventory: <http://govinfo.library.unt.edu/npr/library/misc/cfo.html>

☐ President's Management Agenda/DoD/Army Property Initiatives

- Asset Management Plan: EO 13327-Federal Real Property Management; CW Strategic Plan, http://www.usace.army.mil/inet/functions/cw/hot_topics/cw_strat.pdf
- Real Property Inventory Requirements Book: http://www.hqda.army.mil/acsim/rpi_req/rpi_requirements_index.htm
- Geographic Information System: <http://www.el.erdc.usace.army.mil/gdaf/realestate/main.html>

☐ USACE 2012

- <http://www.hq.usace.army.mil/stakeholders/final.htm>

☐ Gulf Region Division

- <http://www.grd.usace.army.mil/index.html>

☐ Learning Organization

- <http://www.hq.usace.army.mil/cepa/learning/learning.htm>

☐ Project Management Business Process

- USACE PMBP Portal: <http://www.hq.usace.army.mil/pmbp/index.htm>
- P2: <http://www.hq.usace.army.mil/pmbp/P2.html>



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DEPARTMENT OF DEFENSE REAL PROPERTY INVENTORY REQUIREMENTS



REAL ESTATE MAPPING/GIS WORKSHOP

REAL PROPERTY INVENTORY REQUIREMENTS Book Installations & Environment Directorate (DUSD(I&E)),

January 2005, Page 18, Para 2.2.1:

Based on the proposed recommendations in this report the following describe the “To-Be” conditions needed to advance the real property accountability environment:

(Selected item No. 8)

- **Adaptable information architecture readily supports expansion to accommodate new requirements such as linking to geo-spatial data;**

The OSD and Service headquarters analysts and functional users’ communities require access to accurate, up-to-date, standardized real property inventory data as documented in this report.



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DoD TRANSFORMATION ELEMENT - BUSINESS MANAGEMENT MODERNIZATION

~~PROGRAM~~

PREVIOUS

~~BMMP Governance Structure~~

Now: DBSMC



Business Domains

OUSD(C) -- Accounting & Finance
(ACC/FIN)

OUSD(AT&L) -- Acquisition
(ACQ)

OUSD(P&R) -- Human
Resources Management (HRM)

OUSD(AT&L) -- Installations
& Environment (I&E)

OUSD(AT&L) -- Logistics
(LOG)

OUSD(C) -- Strategic Planning
& Budgeting (SPB)

OASD(NII)
Enterprise Information Environment
(EIE) Mission Area

Business Modernization
and Systems Integration
(BMSI)

SecDef
DepSecDef

BMMP Executive
Committee

BMMP Steering
Committee

Domain Owners
Integration Team
(DO/IT)

Business
Enterprise Architecture
Review and Change
Control Board

I&E DOMAIN

DUSD(I&E) is
Domain owner
responsible for all
business areas in
I&E Community

One business
area element
includes: Real
Property Assets

- = Business Domains
- = DoD Mission Areas
- = BMMP Program Office



REAL PROPERTY INVENTORY



❑ What is Real Property?

■ Real Property is:

➤ Land

❑ Improvements to Land (Facilities)

- ❑ Buildings

- ❑ Structures

- ❑ Utilities (Linear Facilities)

■ Real Property Assets

- ❑ Essential to preparation and successful accomplishment of most Defense missions

■ Real Property Asset Data

- ❑ Fundamental to effective management of the assets

- ❑ Links accountability, regulatory compliance, resource requirements, and decision support

- ❑ Access to the data is essential across the Defense enterprise, at all levels



REAL PROPERTY INVENTORY



☐ Scope of DoD Real Property

- 2.4M Military and Civilian employees use land and facilities
- \$43B+/Year in expenditures for facilities, operating services, family housing & environmental services
- \$650B in Real Property Assets: 2.3B SF of buildings on 6,700 sites covering 30M acres with 600K buildings & structures

☐ Scope of USACE Real Property Accountability

- Civil: \$28B (acq cost) in Real Property Assets: 325M SF of buildings on 450 sites covering 11.7M acres with 48K buildings & structures
- Military: Oversight of Acq & Disposal for 12M acres of Army & AF property
- Leased Real Property
 - 328 leases: 57,807 acres + 258,679 SF = \$3M annual cost
 - Recruiting Facilities: 4,000+ leased sites for a \$200M annual program



REAL PROPERTY INVENTORY



❑ DoD Real Property Inventory (RPI) Initiative

- August 01, DoD study found that DoD real property inventory data is:
 - Incompatible, inaccessible, inaccurate and incomplete
- Audit reports state that DoD can not properly account for and report real property (AAA & DoDIG, CFO Act)
 - ❑ Unreliable or unauditable valuations and asset information
 - ❑ Lack of integration of financial and property systems

❑ RPI Requirements (RPIR) Book issued on 26 Jan 05

- RPIR Book contains legal, financial, and physical real estate information, data elements, and business rules applicable to DoD
- Expected to replace DoDI 4165.14, Inventory of Military Real Property
- RPIR Book Web Site:
http://www.hqda.army.mil/acsimweb/rpi_req/rpi_requirements_index.htm



REAL PROPERTY INVENTORY



- ❑ Real Property Inventory Requirements (RPIR) Book
 - Creates core data elements
 - Developed:
 - Standard definitions for core data elements
 - ▢ Data element business rules
 - ▢ Standard real property accountability process model
 - ▢ Real property inventory data management strategy
 - ▢ Schema for populating core data elements
 - Provides policy changes to support “To-Be” inventory requirements
 - Focuses on physical, legal, and financial characteristics of property
 - Links RPI & Environmental requirements
 - Enables geospatial functions



REAL PROPERTY INVENTORY



❑ Key Enabling Concept: RPUID

- The real property unique identifier (RPUID) is a means of permanently and uniquely identifying land, building, or other real property assets to enable:
 - Standardization of the identification of real property information throughout the Department of Defense (DoD)
 - ❑ Improve accountability by allowing all financial obligations and physical changes to real property to be tracked over the life of the real property asset
 - ❑ Links to the real property common data model describing financial, legal and physical attributes
- Site UID:
 - ❑ Geographically contiguous land parcel
 - ❑ Facilities are associated with sites



REAL PROPERTY INVENTORY



❑ Key Concepts:

- All systems utilizing real property information will use the RPUID, creating a standardized method of real property identification and data access from systems across the DoD
- The RPUID is created when legal interest in the real property asset is acquired by the DoD
- A RPUID will be required for all existing real property assets that are under the management control of the DoD
- The RPUID and associated asset record(s) will be archived when DoD relinquishes legal interest



REAL PROPERTY INVENTORY



□ RPUID Scheme:

- The scheme for the RPUID that fits the needs of the Department of Defense for real property provides for:
 - A non-intelligent unique identifier assigned to the real property asset, not the organization, owner or manager
 - The RPUID will be used to support parent-child relationships and audit trails within and between DoD databases supporting real property data. For example.
 - Multiple buildings and structures will be referenced to a site
 - Components of a linear asset (roads, utility systems) can be a subset of the complete linear asset

This scheme is consistent with the Federal Geographic Data Committee, Facility Location and Identification Standard of October 1999



REAL PROPERTY INVENTORY



- ☐ Events that trigger the assignment of a RPUID:
 - Award of initial real property acquisition contract
 - Transfer of a real property asset under DoD ownership
 - Beginning of a lease contract or occupancy for leased and rental space
 - Asset is permitted from another government agency
 - Licensing agreement is executed
 - Status Of Forces Agreement (SOFA) is negotiated and signed
 - Easement is negotiated and signed
- ☐ An RPUID will never be used to identify an asset other than that to which it was first assigned



REAL PROPERTY INVENTORY



□ DoD Installations & Environment (I&E) Domain Governance Board Meeting, 23 Mar 05

■ Real Property Site Registry:

- Efforts under way to establish site UID registry
- Next step is to assist Components in applying RPIR business rules in assigning a site-unique identifier to all sites in DoD
- Notional Program Schedule: '05-'06 site UID registry established & IOC for RPUID registry ; '07 all DoD owned property assigned RPUID; '08 RPUID registry expands to include leased property; '08-'10 operational UID
- DoD UID Web Site: <http://www.acq.osd.mil/dpap/uid/>

■ RPI Level of Effort Status:

- Analysis has shown that data collection, population, and maintenance represent the major implementation cost
- Differences exist, however, among the Military Ser approaches to developing cost estimates

■ BMMP I&E Domain Business Transformation Web

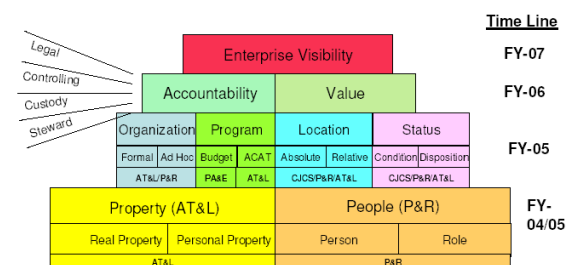
- <http://www.dod.mil/comptroller/bmmp/pages/ie.htm>

■ Army Enterprise Integration Oversight Office We

- <http://www.army.mil/aeioo/index.htm>



Data Roadmap





REAL PROPERTY INVENTORY



- ❑ BMMP Annual DoD Report to Congress, dated 15 Mar 05:
 - Pg 3, BMMP is intended to drive greater innovation and higher levels of efficiency throughout the Business Mission Area of DoD
 - This will be achieved through the implementation of DoD enterprise-level capabilities that will serve as transformation catalysts to accelerate broader, Department-wide improvements in business processes and information systems, while enabling financial accountability.
 - Pgs 9/10, Initial enterprise capabilities will ensure: Real Property Accountability
 - Real Property Accountability enables accurate inventory data for real property in which the Department of Defense has a legal interest (i.e., owned, leased, foreign, etc.). The capability provides all DoD users of real property information the ability to readily access and roll-up core real property data, (e.g., value, location, status) to support their business or war fighter needs.
(Italics added)
- ❑ 30 Sep 2005: Deliver a comprehensive transition plan, with firm deliverables that transform business operations₁₇



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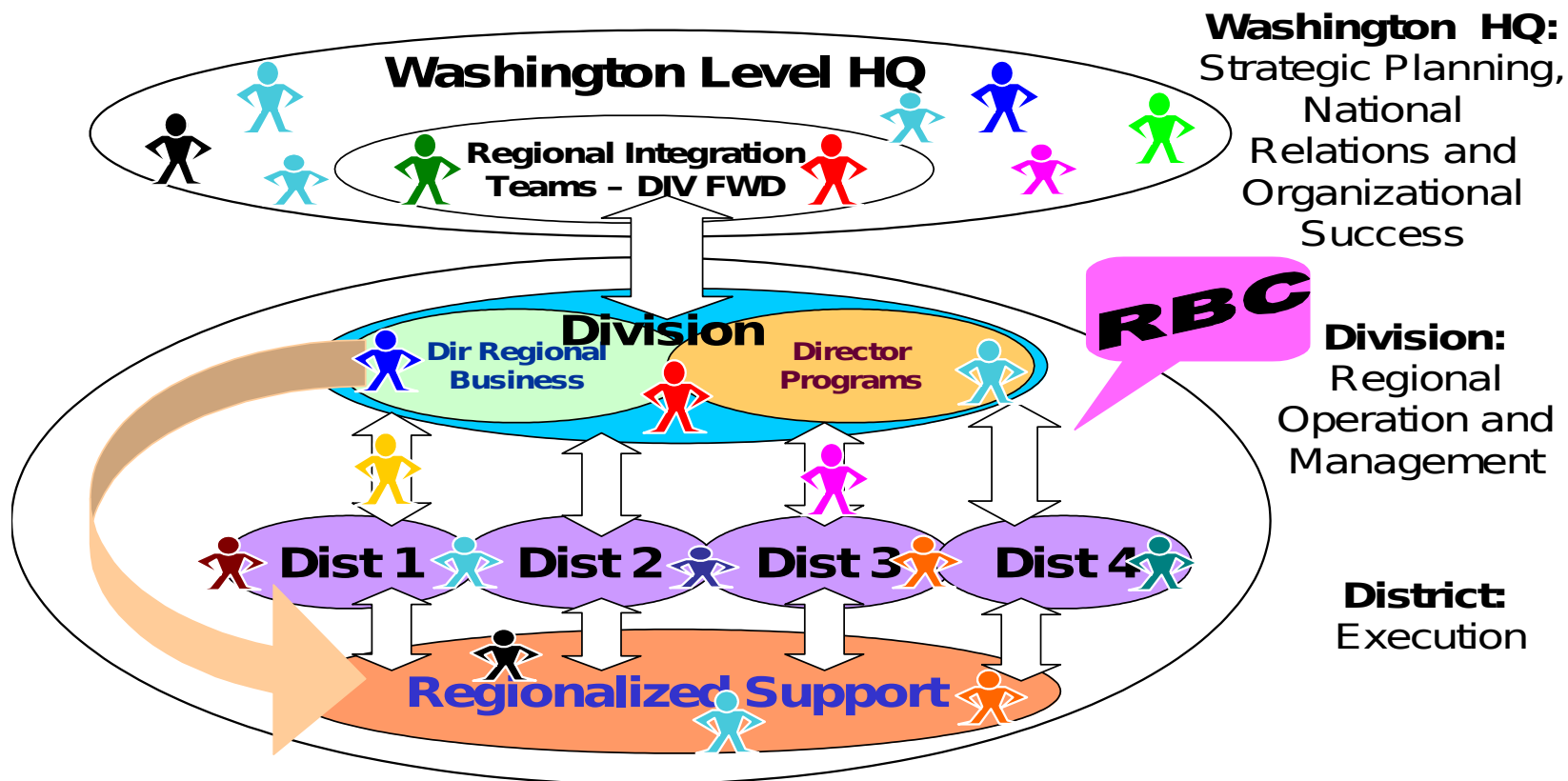
Real Estate's New Structure



US Army Corps of Engineers Organization



USACE 2012 Organization



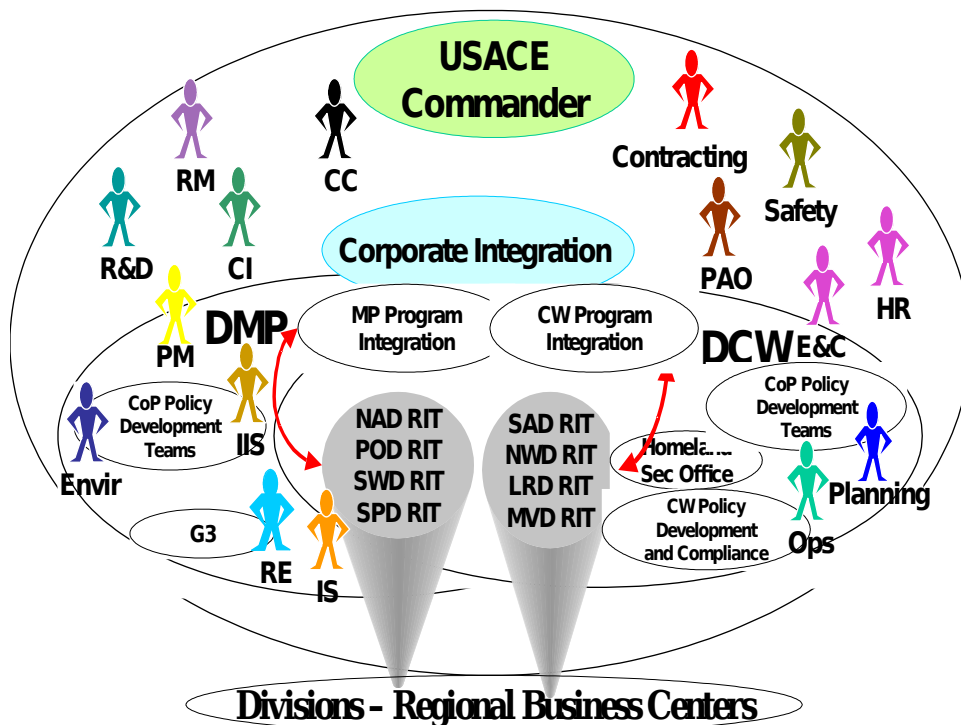


US Army Corps of Engineers HQ's Organization



NEW

Washington Headquarters Concept



OLD



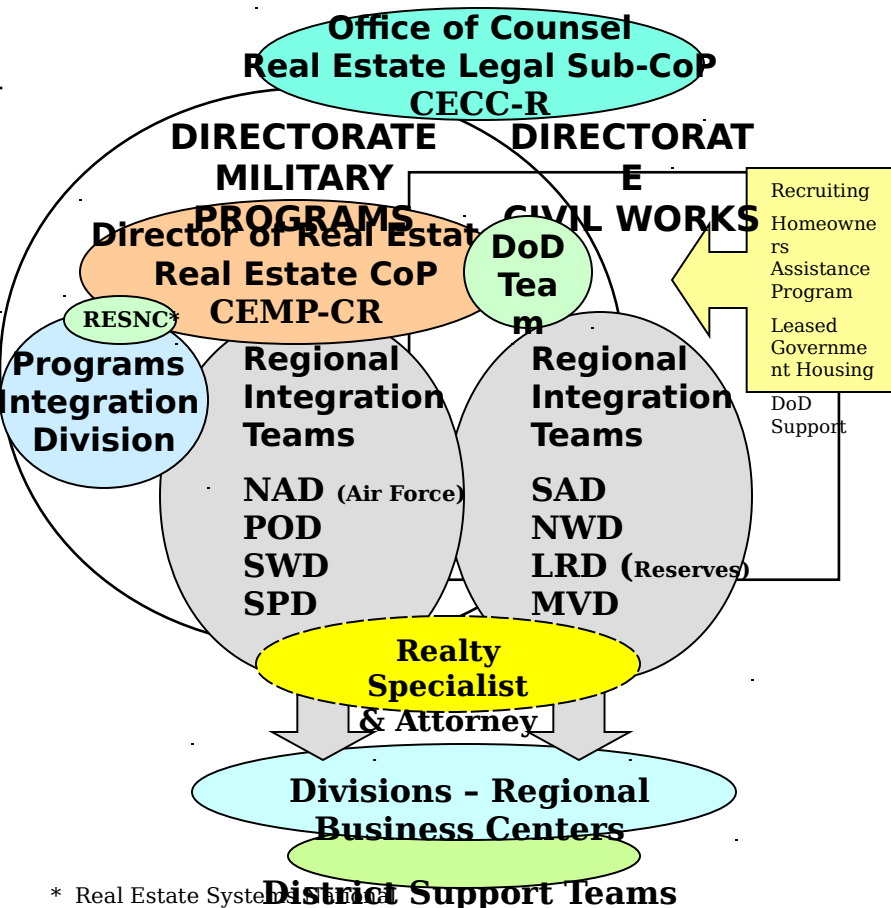


HQ USACE REAL ESTATE



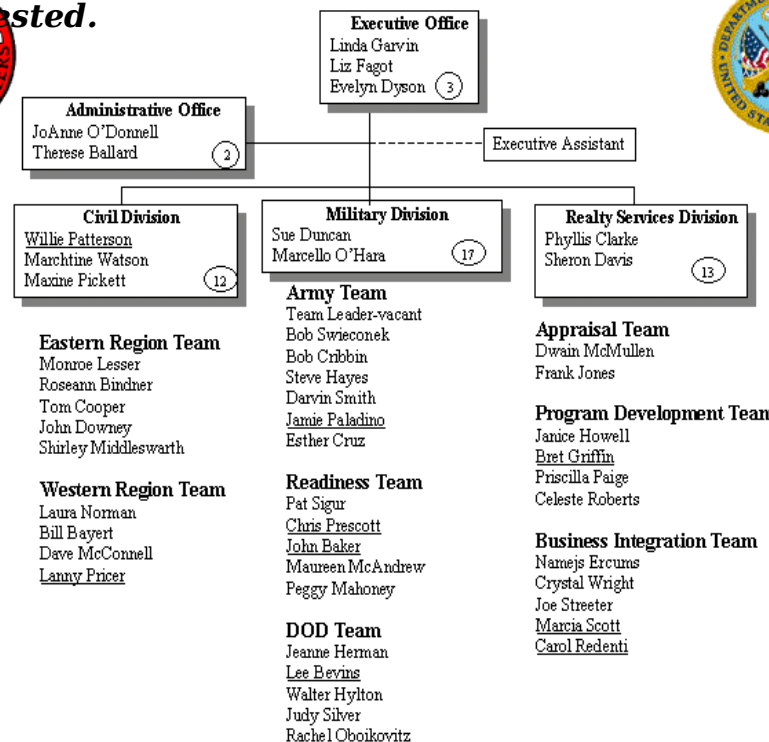
NEW Real Estate

Washington HQ: Strategic Planning, National Relations and Organizational Success



OLD Real Estate

Provide the full range of real estate services for the military and civil works activities of the Army, and DOD, the Air Force and other Federal agencies, as requested.





USACE REAL ESTATE CHALLENGES



- ☐ Automated Information Systems Integration/GIS Implementation
 - RESNC: <http://www.sam.usace.army.mil/resnc/default.asp>
- ☐ Implement New Real Estate Regulations; RPIR Book
 - EC 405-1-03, Mapping
 - Policy: <http://www.hq.usace.army.mil/cere/policy-regs-updates.htm>
- ☐ National Security Performance System: <http://cpms.osd.mil/nsps>
- ☐ “Lean Six Sigma”: Using innovative/flexible/creative problem solving approaches
- ☐ A-76: Public – Private Competition for Government Work
- ☐ Enhancing role in PMBP: P2 Implementation
- ☐ Projects/Programs
 - GWOT – Global War on Terrorism
 - BRAC 2005
 - DoD Global Re-stationing/Re-alignment



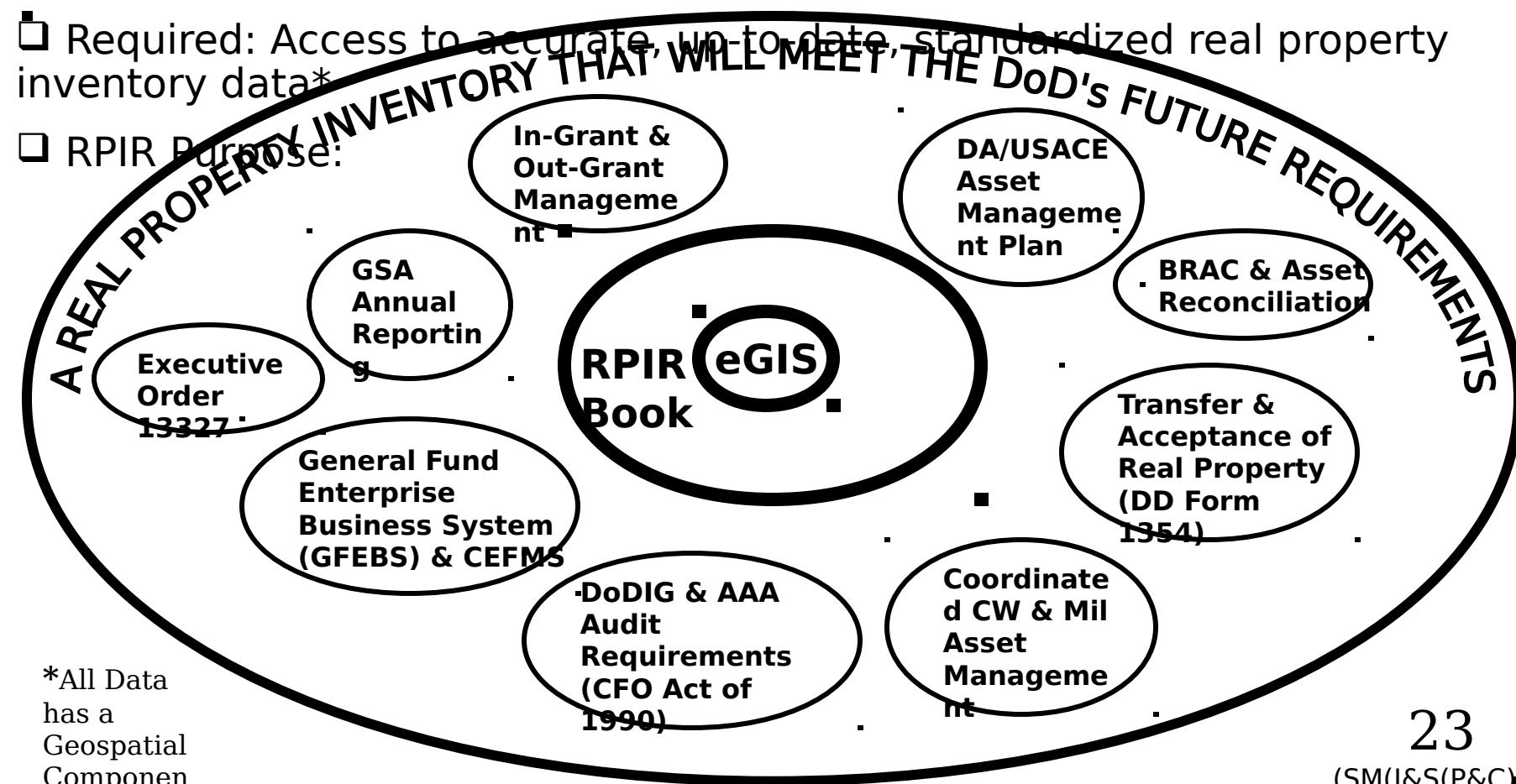
JOINT DoD - ARMY - USACE REAL ESTATE ISSUES



❑ Business Management Modernization Program - PL 108-375: '05-'09 Yearly Report; '05 DoD Strategy = Defined Capabilities, Enterprise-Wide Systems, Control of IT Investments

❑ Required: Access to accurate, up to date, standardized real property inventory data*

❑ RPIR Purpose:



*All Data
has a
Geospatial
Component



Questions ??



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